

**CONDITIONS OF APPROVAL FOR LD2004-0039 &
ADJ2004-0017**

Prior to issuance of a right of way permit, the applicant shall:

1. Submit a revised set of site plans for the Preliminary Partition Land Division updating the proposal to illustrate meeting the conditions of approval that apply. These plans shall match the Site Development Division's plan set in order to receive Development Services approval of the Final Plat. These plans shall reflect changes in **both** the Preliminary Partition Land Division application and Minor Adjustment application. (CDD / AJC)
2. Preliminary Partition Land Division approval has not expired. In accordance with Section 50.90.1 of the Development Code, Land Division approval shall expire after two (2) years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (CDD / AJC)
3. Contract with a professional engineer (or professional architect if allowed by the City Engineer) to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4303 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (February 2004, Resolution and Ordinance 2004-009), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4303; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
5. Have the ownership of the subject property guarantee all public improvements (including street cuts, water service lines, pavement and curb restoration) by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and

the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)

6. Have obtained the City Building Official's approval of the private plumbing plan for facilities regulated under the Uniform Plumbing Code with Oregon Amendments. (Site Development Div./JJD)
7. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new homes. (Site Development Div./JJD)
8. Provide evidence that the new driveway accesses meet City requirements for intersection sight distance. No obstructions shall be placed within the driveway intersection sight vision triangle except as provided by City Ordinance, including but not limited to parking and no driveway accessing SW 152nd Ave (Neighborhood Route) will be nearer than 50 feet from the intersecting street. (Transportation Div. /DRG)
9. Have obtained the City Building Official's approval of the private plumbing plan for facilities regulated under the Uniform Plumbing Code with Oregon Amendments. (CDD / AJC)
10. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans. (Site Development Div./JJD)
11. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. (Site Development Div./JJD)

Prior to building permit issuance for any new home, the applicant shall:

12. Submit a complete right of way permit application and obtain the issuance of permit from the Site Development Division. (Site Development Div./JJD)
13. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
14. Pay storm water system development charges (quality, quantity, and overall system conveyance) for each new home. (Site Development Div./JJD)

Prior to approval of the final partition plat, the applicant shall:

15. Obtained a demolition permit for the existing home and have removed the existing structure and utility service connections. (Site Development Div./JJD)
16. Obtain a plumbing permit for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (Section 106, SSC; Section 722, PSC) The removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic. (Building Division / BR)
17. Submit a complete right of way permit application and obtain the issuance of permit from the Site Development Division. (Site Development Div./JJD)
18. Provide evidence that the new driveway accesses meet City requirements for intersection sight distance. No obstructions shall be placed within the driveway intersection sight vision triangle except as provided by City Ordinance, including but not limited to parking and no driveway accessing SW 152nd Ave (Neighborhood Route) will be nearer than 50 feet from the intersecting street. (Transportation Div. /DRG)
19. Submit a street fee of \$200.00 per tree based on a standard of one tree for every 30 lineal feet of street frontage. (Section 60.15.15.3.G.1). (CDD/ AJC)
20. Provide a signed Subdivision Agreement for assurance that all the conditions of approval shall be met and that the development is constructed to City requirements. (CDD / AJC)
21. Submit a final plat that is fully dimensioned and indicate the square footage of all lots. (CDD / AJC)
22. Pay all City liens, taxes and assessments, or re-apportion same to individual lots. Any liens, taxes or assessments levied by Washington County shall be paid to the County according to their procedures. (Washington County / Tax & Assessment)

Prior to the issuance of any building permit, the applicant shall:

23. Submit a Mylar copy (minimum 4-mil in thickness) of the recorded plat to the City of Beaverton's Building Division. (Building Division / BR)

24. Submit a scaled, reduced paper copy of the plat, at a size of 8.5 x 11 inches. (Building Division / BR)

Prior to final inspection of any building permit or issuance of any certificates of occupancy from the City Building Official, the applicant shall:

25. Install or replace, to City specifications all sidewalks, curbs, and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage as well as substantially completing the right of way permit improvements as determined by the City engineer. (Site Development Div./JJD)
26. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
27. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage. (Site Development Div./JJD)
28. Install all public improvements, as required by the City Engineer, including but not limited to the following: water lines, water services, fire hydrants, sanitary sewer, storm facilities, street lights, regulatory street signs, street names and markings. Utilities shall be provided underground. Water meters shall be located adjacent to the public streets, or as otherwise determined by the City Engineer. (Site Development Div./JJD)
29. Provide bicycle parking to accommodate residents per Development Code Section 60.30.10.5.
30. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)

Prior to release of performance security, the applicant shall:

31. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)

During Time of Construction, the applicant shall:

32. Adherer to all City Codes with regard to hours of operation. (Code Services / GF)
33. Ensure site shall be kept clean at all times and all trash shall be stored within an enclosed container. (Code Services / GF)